

In re:
Antoinisha Bertha Wells
Debtor

Case No. 22-10087-djb
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Sep 05, 2025

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 07, 2025:

Recip ID	Recipient Name and Address
db	+ Antoinisha Bertha Wells, 1141 Rising Sun Avenue, Apt# 5, Philadelphia, PA 19140-5307
intp	+ Timothy Robertson, 3344 Agate Street, Philadelphia, PA 19134-4504

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 07, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 5, 2025 at the address(es) listed below:

Name	Email Address
ALAN R. ZIBELMAN	on behalf of Interested Party Timothy Robertson angela@ziblaw.com
DENISE ELIZABETH CARLON	on behalf of Creditor M&T BANK bkgroup@kmlawgroup.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
KENNETH E. WEST	on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com
MICHELE PEREZ CAPILATO	on behalf of Debtor Antoinisha Bertha Wells michelecapilatolaw@gmail.com perezcapilatolaw@yahoo.com;capilatomr81063@notify.bestcase.com;capilatolaw.assistant@gmail.com

District/off: 0313-2

User: admin

Page 2 of 2

Date Rcvd: Sep 05, 2025

Form ID: pdf900

Total Noticed: 2

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	CHAPTER 13
	:	
ANTOINISHA BERTHA WELLS,	:	Case No.: 22-10087-djb
	:	
Debtor.	:	
	:	

**ORDER GRANTING MOTION OF TIMOTHY ROBERTSON FOR RELIEF
FROM THE AUTOMATIC STAY PURSUANT TO 11 U.S.C. §326(d)(2)**

AND NOW, on this ____ day of _____, 2025, upon consideration of Timothy Robertson's Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. §362(d)(2), and any related responses or objections thereto, and the Court having found cause for the entry of the within order, it is hereby

ORDERED that the automatic stay provisions of the Bankruptcy Code are lifted for the purpose of allowing the quiet title action captioned *Timothy Robertson v. Antionisha Wells*, in the Philadelphia County Court of Common Pleas, Docket no. 24070490 (the "Quiet Title Action") to proceed with respect only to the determination of title to the property located at 3344 Agate Street, Philadelphia, Pennsylvania.

The Quiet Title Action may be prosecuted to final judgment, and exhaustion of all appeals, if any.

BY THE COURT:

Date: September 4, 2025



Derek J. Baker, U.S.B.J.

Copies to:

Michele Perez Capilato, Esquire
Law Office of Michele Perez Capilato
500 Office Center Drive, Suite 400

Fort Washington, PA 19034
Counsel for Debtor

Kenneth E. West, Esquire
Office of the Chapter 13 Standing Trustee
1234 Market Street, Suite 1813
Philadelphia, PA 19107
Trustee

United States Trustee
Office of the U.S. Trustee
Robert N.C. Nix Federal Building
900 Market Street, Suite 320
Philadelphia, PA 19107

Alan R. Zibelman, Esquire
Philadelphia Lawyers Group, LLC
Two Penn Center, Suite 1030
1500 J.F. Kennedy Boulevard
Philadelphia, PA 19102
Attorney for Movant, Timothy Robertson